

**Cassiobury Road, Weymouth, DT4 7JN** 



# welcome to

# **Cassiobury Road, Weymouth**

Vibrant Victorian Terraced Home, Close to Amenities and Weymouth Esplanade

FOUR BEDROOMS, with TWO RECEPTION ROOMS and a charming REAR GARDEN, within walking distance to Weymouth TOWN CENTRE and BEACHES.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### **Entrance Porch**

## Hallway

### Lounge

Irregular Shaped Room 12' 6" into bay x 10' 11" max ( 3.81m into bay x 3.33m)

# **Dining Room**

12' max x 10' 2" max ( 3.66m max x 3.10m max )

### Utility

8' 10" max x 6' 8" max ( 2.69m max x 2.03m max )

### Kitchen/Diner

14' 3" max x 8' 10" max ( 4.34m max x 2.69m max )

#### **Rear Hall**

#### Wc

#### **Bedroom 1**

12' 5" max x 10' 2" max ( 3.78m max x 3.10m max )

#### **Bedroom 2**

11' 11" max x 10' 3" max ( 3.63m max x 3.12m max )

#### **Bedroom 3**

Irregular Shaped Room 10' 10" max x 9' 1" max ( 3.30m max x 2.77m)

#### **Bedroom 4**

9' x 5' 11" ( 2.74m x 1.80m )

# welcome to

# **Cassiobury Road, Weymouth**

- Mid Terrace Victorian Home
- Four Bedrooms
- Separate Dining Room
- Loft Room
- Sizeable Rear Garden

Tenure: Freehold EPC Rating: D Council Tax Band: C

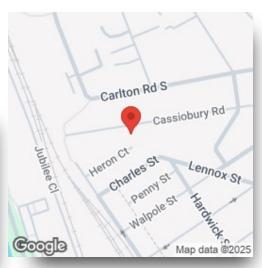
offers in excess of

£295,000









Please note the marker reflects the postcode not the actual property

# view this property online fox-and-sons.co.uk/Property/WMT106764



Property Ref: WMT106764 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





### 01305 783488



Weymouth@fox-and-sons.co.uk



31 St. Thomas Street, WEYMOUTH, Dorset, DT4



fox-and-sons.co.uk